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Warranty Deed

008192

NO TRANSFER
TAX PAID

KNOW ALL MEN BY THESE PRESENTS, that I, Walter H. Zukowski of Waterville, County of Kennebec, State of Maine

grant to, the Walter Zukowski Revocable Trust, James F. Vigue, Trustee, dated March 4, 1986

with Warranty Covenants the land in Waterville, County of Kennebec, State of Maine, a certain lot or parcel of land which was the property of the said Harvey D. Eaton situated on Cherry Hill Drive, bounded and described as follows:

Commencing at an iron pin in the northerly line of Cherry Hill Drive, which pin is at the southwesterly corner of Lot No. 47 (Lot No. 48 having been abolished) on Plan of Cherry Hill Development recorded in Kennebec Registry of Deeds, Plan Book 17, Pages 34 and 35 (as revised and described by deed Executors to Loretta Towne dated April 30, 1955); thence westerly along and in the northerly line of Cherry Hill Drive a distance of approximately one hundred nine and seventy-five-one hundredths (109.75) feet to another iron pin; thence turning at an angle of ninety-one (91) degrees forty-eight (48) seconds and running northerly a distance of one hundred sixty-six and thirty-five-one hundredths (166.35) feet to an iron pin; thence turning and running easterly at an angle of ninety-seven (97) degrees and twenty-one (21) minutes a distance of one hundred and fifty (150) feet to another iron pin; thence turning and running southerly at an angle of seventy (70) degrees and fifty-six (56) minutes, a distance of one hundred ninety-three and six-one hundredths (193.06) feet to the point of beginning, exactly as shown on sketch of Lot No. 49 on Plan of Cherry Hill Development. The master plan of Cherry Hill recorded in Book 17, Pages 34 and 35 is revised and the lot above described is to be taken as one building lot as all other lots in said development.

This conveyance is made upon express conditions, limitations and covenants as follows:

1. The entire tract, shown by the plan of Cherry Hill referred to above is restricted to building for residential purposes only, by the Waterville Zoning Ordinance, and said Lot No. 49, and all of the lots shown by said plan are entitled to and subject to the benefits of the ordinance.
2. It is further covenanted and agreed that neither this Lot No. 49 nor any other lot shown upon said plan shall be used for building more than one

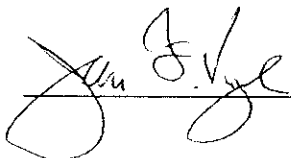
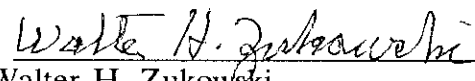
dwelling house and that no house shall be adapted or used by more than one family.

3. Furthermore, no such house shall be built costing less than fifteen thousand (\$15,000.00) dollars on said Cherry Hill Drive.
4. No building or any part of a building shall ever be erected or allowed to stand upon said lot within fifty (50) feet of any of the streets shown upon said plan or within ten (10) feet of the boundary line of the lot, except that as to corner lots, for instance like Lot No. 1 the set-back of fifty (50) feet from the street shall apply only on the side next to the principal street, that is, in the case of said Lot No. 1 to the side next to First Rangeway.

Being the same premises as described in Warranty Deed from Raymond Rogers and Arthur T. Eaton to Walter H. Zukowski and Lucille P. Zukowski dated July 25, 1956 and recorded in the Kennebec County Registry of Deeds in Book 1076 Page 182. My title is derived as surviving joint tenant in said deed.

In Witness Whereof, I have hereunto set my hand this 1st day of the month of May, A.D. 1991.

Signed and Delivered in
the presence of



 
Walter H. Zukowski

State of Maine

County of Kennebec ss. May 1, 1991.


Then personally appeared the above named Walter H. Zukowski acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public

LAURIE L. GARRISON
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MARCH 30, 1998

RECEIVED KENNEBEC SS.

1991 MAY -6 AM 9:00

ATTEST: 
REGISTER OF DEEDS